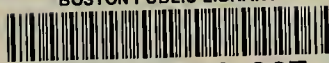


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BICENTENNIAL PRESERVATION

Blackstone Block
Highland Park/Elliott Square
Isolated Sites
Main Street, Charlestown
Broad Street Area

II
6

A Bicentennial Preservation Program

In celebration of the Nation's Bicentennial, it is most appropriate that Boston commit itself to the restoration and protection of the historic landmarks intimately associated with the nation's birth. Thus, the city has already begun a program to improve the appearance and safety of the Old State House, Faneuil Hall, and Boston Common; and private associations are carrying out improvements to the Old South Meeting House and Old North Church.

But it is equally appropriate for Boston and her citizens to secure for the future less well known, less prominent landmarks associated with her development and growth. To this end, the City will be carrying out improvements to such property in its ownership, and will be requesting the help of the private sector in carrying out a restoration program for historic and architecturally notable sites in private ownership.

In order to identify sites and develop a restoration program for private involvement, certain areas of the city, significant for their architectural or historical value and in need of preservation assistance have been reviewed. Within these areas, individual sites have been identified which are important to the area and are in need of physical improvements. The areas which have been reviewed in this manner are:

1. Charlestown - Main Street Section

The first settlement in the Boston area, this section retains several Pre- Federal buildings and complementary 19th century structures.

2. Blackstone Block/Markets Area

In addition to Faneuil Hall and Quincy Market complex, this district includes the original Union Oyster House and a house built by John Hancock.

3. Broad Street/Central Wharf

Commercial architecture of 3 centuries is found in this area which once formed Boston's shoreline.

4. Highland Park/Eliot Square

The scene of defensive activity during the Revolution, this area also has a rich architectural heritage.

In addition, several isolated sites of architectural or historical importance and in need of restoration assistance have been reviewed. These sites include:

African Meeting House, Beacon Hill
Allen House, South End
Boston Center for the Arts, South End
Shirley Eustis House, Roxbury

It is hoped that through joint public and private effort, these and other landmarks, and landmark areas, will be renewed for the education and pleasure of future generations of Bostonians.

Topographical History of Charlestown

Founded in 1629, one year before the founding of Boston, Charlestown was the first settlement in the Boston area. The colonial settlement of 500 wooden buildings was located at the southeasterly tip of the peninsula, on the shore between Breed's Hill and the lower Town Hall, opposite Boston. Development grew around the Market Place (City Square) and extended from the waterfront west to the Phipps Street cemetery and north to the Military Training Ground (Winthrop Square). Principal industries of 18th century Charlestown were on the wharves and shipyards.

Almost totally burned during the Battle of Bunker Hill, Charlestown was rebuilt where the original settlement had been. At that time, some westward expansion took place along and off Main Street. However, it was during the mid-19th century that Charlestown underwent its greatest expansion. With the development of the Boston Naval Yard (1800) and related industry along the waterfront, plus the building of bridges and causeways linking the town to Boston, Charlestown became a haven for immigrant workers. During this era of rapid expansion, most of the town's residential, religious and institutional facilities were constructed.

History of Main Street

Main Street from Thompson Square to City Square was the scene of the first settlement in Charlestown in Colonial days. Called the Town Hill area after Charlestown's major hill (now the area of the John Harvard Mall), the street was carved out according to Thomas Graves' city plan of 1629. Graves aimed to have a major settlement convenient to the wharves and ferry from Boston, yet adhering to the natural hills and wetlands of the peninsula. After the burning of Charlestown in 1776, Main Street was rebuilt with fashionable mansions. Later development on the street filled in the gardens of the rich with less pretentious single and multi family, attached houses.

Contemporary Main Street

Still retaining architectural remnants illustrating the social and economic history of Charlestown, Main Street today is obscured by the antiquated, noisy "El." The fabric of the street has been disrupted by the open gaps left by demolition. The remaining buildings for the most part seem drab and ill-maintained, with small commercial enterprises on the ground floors, and 11 vacant upper floors. The original structure often camouflaged behind poorly executed 20th century "modernization". Shining exceptions are the Victorian Gothic Charlestown Savings Bank at Thompson Square, 3 mid-19th century brick row houses diagonally across the street and the newly restored Thompson Triangle complex.

Worthy of mention, the Thompson Triangle complex consists of five late 18th and early 19th century buildings which were, until recently, in dilapidated condition. With a healthy respect for architectural history coupled with an understanding of current local needs, the complex has been turned into 12 apartments with ground floor commercial space, and a restaurant-tavern. A mini Williamsburg, this Thompson Triangle enhances the history and charm of Main Street.

Reasons for Preservation Activity on Main Street

While private rehabilitation activity has been proceeding on the quiet residential streets of Charlestown, there is still a considerable need for public and private investment on Main Street. The restoration of the Thompson Triangle complex is a beginning, and removal of the elevated will provide a major new impetus for renewing Main Street. But assistance is needed in restoring several late Georgian buildings which have long been neglected, and in stabilizing several mid 19th century buildings. Combined with appropriate new development in the vacant spaces along the street, restoration of these older buildings can secure for the future an interesting and varied streetscape reflecting Charlestown's rich past.

1. Austin House - 92 Main Street

Description: This three story, five bay, splitstone house is unique to the Boston area as the only remaining free-standing stone house. Nathaniel Austin brought the stones from the island of Outer Brewster, which he purchased in 1799, and erected this structure (an office with residence above) shortly afterwards. Originally "L" shaped, the wooden-brick addition and store front re-formed what was originally an "L" shape. This building also contained the printing office of the Bunker Hill Aurora, the first successful Charlestown Newspaper which circulated throughout Middlesex County starting in 1827.

Proposal: Currently, the building stands vacant. Complete restoration of this building to its original state is preferable. Should local needs require commercial space on the ground floor, rehabilitation with respect to the original design of the house would be possible.

Specific Work Systems:

- 1) Replace roof.
- 2) Patch stones wherever necessary.
- 3) Repair windows.
- 4) Remove wood and brick addition.
- 5) Restore ground floor facade with matching stone and windows or
- 6) Redesign with respect to original design.

2. John Hurd Mansion - 65-71 Main Street

Description: Charlestown's glamorous past can be detected in this 18th century house--one of the few remaining Pre-Federal houses with hipped roof, corner quoins, and the original clapboard. This house was probably one of many which lined Main Street after the Revolution.

Proposal: Today a drug store uses the ground floor and a side addition houses law offices. The upper floors are vacant. Although this structure merits complete restoration, it is probably too costly a proposal since the building mass has been altered. Rehabilitation involving store front changes with respect to Pre-Federal design would enhance the site.

Specific work items:

- 1) Remove and duplicate clapboard and corner quoins.
- 2) Repair and replace windows and trim.
- 3) Restore or rehabilitate ground floor store front to original design or more reasonable facsimile than exists presently.



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3. John Larkin House - 55-61 Main Street

Description: One of the oldest houses on Main Street. This is an excellent example of stylistic components of the Pre-Federal Period: hipped roof, corner quoins, squat profile, and a modillion cornice still in tact. In 1783 Nathaniel Adams sold the land to John Larkin who built this house within the next 10 years.

Currently vacant, the ground floor was used until recently for commercial purposes.

Proposal: Since the original craft work is still intact on the interior as well as the exterior, complete restoration of this building is desirable. If not retained as a residential building, the Larkin House could function well as exclusive office space.

Specific work which is required includes:

- 1) Strip shingle siding and repair underneath clapboard.
- 2) Rebuild wooden quoins.
- 3) Duplicate and replace windows and moldings.
- 4) Repair roof.
- 5) Restore or rehabilitate ground floor.

4. 45-49 Main Street
51-53 Main Street

Description: The bracketed, Italianate style of the 1850's and 1860's is visible in the pair of buildings. Decorative brackets under the roof, long and narrow windows, and hood moldings (45-49 Main Street only) are details of design of this era. These buildings were attempts at housing solutions for the many newly arriving immigrants who swelled Charlestown during the mid-nineteenth century. Larger in the mass and higher in roof line than the earlier buildings on the street, they are the visible remains of the changing elements on Main Street.

An appliance parts outlet uses the ground floor of 45-49 Main Street. The other areas seem to be vacant.

Proposal: Rehabilitation could involve returning the buildings to residential use while maintaining convenience outlets on the ground floor.

Specific Work Items:

- 1) Replace roof.
- 2) Replace clapboard on facade.
- 3) Replace windows and trim.
- 4) Duplicate hood moldings on 45-49 Main Street.
- 5) Remove asbestos shingle on 51-53 Main Street and replace with 4" clapboard.

5. 36-56 Main Street

Description: This group of brick buildings, three storied with copper oriel windows illustrates the late 19th century mode of building for multiple residential units. Despite a one-story brick garage which was added to fill the void between the two apartment units, the buildings still represent social and economic developments that occurred in the history of Main Street.

Proposal: Currently vacant after a recent fire. This group could be reconverted to apartments, or office space on the ground floor with residential units above could be planned.

Specific Work Items:

- 1) Repoint and clean brick.
- 2) Replace sashes and windows as necessary.
- 3) Clean and repair copper oriels.
- 4) Replace still lintels.
- 5) Replace flat roof on #52-56.
- 6) Determine ground floor use and rehabilitate accordingly.

6. 18-34 Main Street

Description: These brick row houses are a fascinating mixture of commerce and residence units. A series of eye-catching granite arched doorways and windows grace the ground floor of the middle buildings. Attributed to the Federal period, the exact date of these buildings is questionable and secondary to the visual pure interest of these structures.

A restaurant equipment office uses the ground floor area in two of the buildings, the remaining areas are vacant.

Proposal: As in their original state, these buildings are still suitable for ground floor commercial use with residential units above.

Specific Work Items:

- 1) Repair roof and dormer windows.
- 2) Replace concrete lintels and sills as needed.
- 3) Repair windows.
- 4) Repoint and clean brick.
- 5) Rehabilitate ground floor store fronts.

Topographical History of the Markets Area

In Boston's early history, the harbor with its irregular shore line--jutting wharves, small shipyards, natural coves--was the focus of activity of the colony. By 1641, it constructed the Town Dock from old Bendall's Cove to satisfy need for additional, more orderly wharf-warehouse space on the harbor.

Just north of the Town Cove, south of the old North Cove (present North Station), and west of the Mill Creek, that connected both coves, lay a small area known now as the Blackstone Block. The Mill Creek prevented building on its marshy banks until the 18th century, so the buildings were situated on the narrow, crooked streets and alleys of the Block's interior.

After the building of Long Wharf in 1710-11, the Town Cove declined in maritime importance. The colony decided to fill part of the cove for an open air market. In 1742, Peter Faneuil, a prosperous merchant, donated the market building which bears his name to the Town of Boston. Over seventy-five years later, the Town Dock as well as the Faneuil Market were obsolete--a condition that prompted an ambitious infill project; on the new land reclaimed from the Town Cove, Quincy Market and the North and South Market Buildings were completed in 1825-26. A few years earlier the Mill Creek was canalized, but it was not until 1833 that the Creek was filled in to form Blackstone Street. New construction fronted on Blackstone Street leaving the Block's interior a 17th century network of alleys and squares.

History of the Markets Area

The entire market complex contains a remarkable concentration of historically and architecturally significant buildings. Although major extensions to the land mass have occurred, its basic land use for commercial/mercantile purpose has not changed since the 17th century. The Blackstone Block, until the 1860's, housed shops on the ground floor and their merchants above. Since then enterprises on the Block have become entirely commercial and primarily for the purpose of purveying food. Faneuil Hall and Quincy Markets have been in continuous use as markets since their construction. At first Faneuil Hall Market was unpopular with the "country people" who found door to door selling less competitive than a central market where prices could be compared. After the Revolution, however, it prospered. Quincy Market and its flanking buildings witnessed the city's increasing need for land and additional market space as well as the future benefit of a regularly planned system for shipping activities. Occupied by offices, storage, and meeting rooms, the upper floors of both Faneuil and Quincy markets have perpetrated the buildings' usefulness.

Contemporary Situation

The area lies within the Downtown Waterfront - Faneuil Hall Urban Renewal Area and has been designated for conservation and rehabilitation. Many buildings have already been restored by private concerns. Public projects include the restoration/rehabilitation of Faneuil Hall, Quincy Market, and the buildings on North and South Market Streets. However, especially in the Blackstone Block, several buildings need attention. Commercial signs insensitive to the architecture should be replaced; old doors and windows which are bricked up should be opened. In conjunction with the renewal plan to create a pedestrian way around the markets, the interior alleys of the Blackstone Block should be re-landscaped into a pleasant urban square. What were once bustling streets should not be empty.

Reasons for Additional Preservation Activity

The Final Report of the Boston National Historic Sites Commission (1961) said of the market buildings and the Blackstone Block: "Taken together, the above buildings embrace the Faneuil Hall Area, an all inclusive group representing the only sizeable part of the central core of Old Boston that it is practical to consider setting apart or organizing as a perpetual area of both traditional activity and historical interest."

As Boston's central business district undergoes major redevelopment and her skyline takes on a dramatic new image reflecting 20th century commerce, it is appropriate and important to renew the city's physical link to earlier commercial activity.

1. Faneuil Hall - Dock Square
1742, John Smibert
1806, Charles Bulfinch

Description: Built as the first one-stop market by Peter Faneuil, this building has an additional room for town meetings. The market and hall burned in 1761 leaving only a shell but it was reconstructed. Here, colonists, protesting against the acts of the British Parliament, voiced their desire for self-government. In 1806 Faneuil Hall was redesigned and expanded by Charles Bulfinch. During the mid-nineteenth century, the Abolitionists' cause gained attention in this building. Although market activities have endured throughout the years, Faneuil Hall (often called "the Cradle of Liberty") became widely known as Boston's stage for political oratory.

Proposal: The ground floors and basement will continue to be used for private commercial activities. The principal level will continue to serve as a public assembly with small conference rooms added. Rest rooms will be added to the third floor, and the fourth floor will continue to serve as headquarters of the Ancient and Honorable Artillery Company. The building will continue to be open to the public without charge.

Specific Work Items:

- 1) Improve electrical system
- 2) Modernize plumbing and add new public toilets
- 3) Repair exterior, including:
 - a. downspouts
 - b. windows and glass
 - c. cornice and gutter
 - d. dentils
 - e. plaster capitals
- 4) Install lighting system

2. Old State House, 1712-1713 Washington and State Street

Description: Serving as a meeting place for colonial courts as well as a civic and military affairs, this Georgian building was the seat of government for the Massachusetts Colony. The area of the Old State House was the focal point of Dock Street, a major thoroughfare in 18th century Boston, and the scene of the Boston Massacre of 1770. From the outbreak of the Revolution in 1776 until 1789, the building was the State House of the Commonwealth of Massachusetts.

Proposal: The Old State House, a National landmark, is now and will continue to be open to the public. The Bostonian Society, residing within is the custodian of a library, picture collection, and exhibits of Boston memorabilia. The Society charges an admission fee of \$.50 for adults and \$.25 for children. Massachusetts school children are admitted free of charge.

Specific Work Items:

A grant of \$30,000 from Department of Housing and Urban Development has approved for:

1. Rebuild main staircase and landing
2. Emergency lighting system
3. Replace fire alarm system
4. Repoint exterior masonry

3. North and South Market Street, 1825-26, Alexander Parris

Description: These two rows of four story granite faced warehouses were built as part of the Quincy Market complex to accommodate congested facilities of Faneuil Hall market. This complex was the headquarters for the distribution of food supplies in the city of Boston.

Proposal: These buildings will be restored to their 1826 appearances, providing space for a variety of retail commercial activities on the ground floors and office space on the upper floors. Open areas around the markets will be restored to their original state with cobblestones paving and brick sidewalks. Lighting and landscaping will be implemented.

Phase I

For restoration of the exterior, \$2,000,000 has been appropriated and the work has begun.

Phase II

Restore open areas with public improvements:

1. Cobblestone paving
2. Sidewalks
3. Landscaping
4. Lighting

4. Quincy Market - South Market Street, 1825-26, Alexander Parris

Description: This granite structure built in the Greek Revival Style is not only a monument to its architect, but also to Josiah Quincy, Mayor of Boston, 1823-1828. Responding to growing discontent over crowded and unsanitary conditions at Faneuil Hall Market, he overcame strong opposition and gained approval for the new market by the State Legislature. The market paralleled on its north and south sides by 4 story warehouses, fronted on the Boston harbor.

Proposal: Private commercial activity will occur on the lower floors of the market. The area under the rotunda will be a public exhibit space, serving as a focal point for activities during the Bicentennial celebration in 1975 and 1976.

Specific Work Items:

Phase I

A previous grant of \$100,000 was approved by the Department of Housing and Urban Development for exterior restoration to include:

1. Demolition of the chimney and north canopy
2. Repair and replacement of all sash and doors
3. Repair roofs and flashing
4. Repair rotunda dome roof
5. Strip and prime all exterior trim and doors

Phase II

A grant of \$200,000 has been approved by Department of Housing and Urban Development for:

1. Fire damage repair
2. Fire safety systems
3. Weatherproofing
4. Public safety improvements
5. Improvements for Bicentennial

5. Ebenezer Hancock House 1768, 10 Marshall Street

Description: A handsome, three-story Flemish bond brick structure, this building has other features of the Georgian style including a hipped roof brick string courses, and three large chimney stacks. Built around 1768 by John Hancock, it later was occupied by Hancock's brother, Ebenezer, who was an Army paymaster during the Revolution. To this house were brought two million silver crowns which were secured by Benjamin Franklin as a loan from King Louis XVI of France to the patriots.

In 1798, the first floor of the house became a shoe store and continued in this use until the 1960's. At present the ground floor is occupied by a novelty shop. The upper floors, which provide quarters for the British Officers Club of New England, retain their original Georgian paneling.

Proposal: Commerical use should be retained in the ground floor, and the upper floors should be kept open to the public as an example of eighteenth century domestic architecture. Public ownership or preservation easement should be considered.

Specific Work Items:

- 1) Provide adequate egress from the second floor
- 2) Remove one-story brick addition and carport structure
- 3) Repoint brick
- 4)* Install pedestrian lighting

6. Central Restaurant Equipment and Supply Building, 1860, 31-33 Union St.

Description: This building shows the influence of European motifs on architecture of this period. The masonry fronted brick structure is four stories to the bracketed cornice with a mansard roof, heavy corner quoins and recessed window treatment. Unfortunately, the dirty facade and excessive signs conceal the architectural merit of the building.

Proposal: The present use should be maintained but the facade should be cleaned and signs redesigned.

Specific Work Items:

- 1) Clean granite front, brick side and rear walls.
- 2) Repoint brick work.
- 3) Rehang or replace roof slates.
- 4) Replace missing pediment on one mansard dormer.
- 5) Remove all existing signs, replace with sign or signs compatible with the architecture.

7. and 8. - Salt Lane and Scott Alley

Description: Several early nineteenth century brick buildings line Salt Lane and Scott Alley. Although once active commercial establishments, they now serve only as the rear extensions of buildings on Union St. The two facing Scott Alley are three stories in height with pitched roofs. They are attached to their Union Street counterpart by one story connectors. Those facing Salt Lane were originally three stories but were reduced to two in 1962. The windows and doors of these buildings have been bricked up, but the outline of the original arched openings can be seen.

The area bounded by Union Street, Salt Lane, Scott Alley and the office building at 1 Union Street, was assembled by an attorney named Havard Eliot in 1821 and 1822. In 1824 Eliot sold the property described as "land in Union St. . . . with stores and dwelling houses standing thereon commonly known as "Eliot's buildings." No specific mention is made of the buildings on Salt Lane and Scott Alley, but it is possible they predated Eliot's transactions as they are of an earlier architectural style.

Proposal: As a part of the creation of a pedestrian precinct in the interior of the Blackstone Block, the facades on Salt Lane and Scott Alley should be restored. In addition, the ground floors should be opened to accommodate shops and services.

Specific Work Items:

- 1) Remove brick fill from windows and doors.
- 2) Create ground floor uses compatible to block.
- 3)* Landscape, incorporating original cobblestone streets and appropriate lighting and street furniture.

9. Coat of Arms of the London Guild of Housepainters 1700

Description: The building at the corner of Blackstone Street and Hanover Street was once the site of the house of Thomas Child, a member of the London Guild of Housepainters. The coat of arms of the Guild hung on his house many years after his death. When the house was replaced with the present brick building in 1835, the coat of arms was saved and placed on the Blackstone Street facade. In the course of time, the elaborately carved wooden emblem started to deteriorate, and it was removed to the Bostonian Society for safe keeping.

Proposal: A reproduction of the antique coat of arms could be placed where the original hung for over 100 years.

Specific Work Items:

- 1) Pedestrian lighting
- 2) Hang arms reproduction

Topographical History of the Waterfront

The waterfront gave birth to Boston and eventually supported the city's growth. Yet by the close of the eighteenth century, the markets of the waterfront, Dock Square and Faneuil Hall, had fallen into a disreputable state. They clearly could not meet the demands of the burgeoning traffic between Port Boston and Europe, the Mediterranean, the Far East, and the East Indies. Therefore, the imaginative developer, Uriah Cotting, produced a scheme with architect Charles Bulfinch which would advance Boston as a major seaport. The design, a grid of market streets, was to be constructed on fill that extended the waterfront north and south of Long Wharf and created Broad Street and India Street. This became a vibrant warehousing district of four-story, attached brick structures.

History of Broad Street

Federal style buildings planned by Cotting and Bulfinch for the Broad Street Associates were joined by structures of another style by the 1840's. With the emphasis on a classical revival symbolizing civic pride in the maturing American republic, commercial architecture mirrored this image. This grand phase made use of massive granite slabs and rough unhewn granite blocks. Largely unnoticed, but worthy of mention, the former can be seen at 50, 99-107 Broad Street; the latter at 109-133 Broad Street. Until the fire of 1872, Boston's commercial life was concentrated in this area. All the mercantile energies of the wharves, markets, Customs House, and finance houses were centralized here for the ease of the pedestrian buyer.

The great fire leveled most of the district. The necessary new construction once again introduced a new style and satisfied new needs. Manufacturing, merchandising, and warehousing utilized the new Gothic and Romanesque revival buildings.

Modern commercial theories introduced two additional factors to this situation at the turn of the twentieth century. Stone became the popular building material, and space per square foot of land gained a higher premium. Once more the buildings of the past gave way to structures of a grander scale.

Contemporary Broad Street

Remaining today on Broad Street and its close environs is a unique assortment of Boston's commercial architecture. Buildings originating from Bulfinch's design survive hidden under faulty attempts at modernization; disrepair is characteristic of others. Vacant lots, some used for parking, destroy the sense of unity that once existed. The few bright spots are provided by three nineteenth century buildings where maintenance has been continuous or rehabilitation has been tastefully executed.

Proposed Preservation and Related Projects

Attached is a list of historic preservation and related projects associated with areas and sites reviewed in the context of the Bicentennial. The listing includes buildings proposed to be restored through public or private effort, historic parks and burial grounds to be restored through public action, and other public improvements intended to support or strengthen preservation activity.

Reasons for Preservation Activity on Broad Street

The small brick Federal buildings on Broad Street relate historically, visually, and stylistically to the Central Wharf buildings and 175 Milk Street (across from Central Wharf). All part of the Bulfinch development for the Broad Street Associates, they must be viewed as a group. These, as well as the 3 handsome granite buildings, suffer from underuse. Well kept buildings of later dates enhance earlier buildings by providing visual contrasts. All reflect the era of a growing enterprising nineteenth century Boston.

Distinctively separate, historically worthy, and geographically important, the Broad Street Area, when rehabilitated, could provide a spectrum of facilities for tourists, office personnel, and local residents.

1. Central Wharf Building ("Jenney Building"), 1816, 73-89 Central Street, 150-178 Milk Street, McKinley Square

Description: By 1819, Central Wharf faced with 1300 feet of granite and its four story brick warehouses ran from the harbor inland to what is now known as McKinley Square. There were fifty-four stores, three auction rooms and counting rooms. In the octagonal cupola atop a central overhead passageway, the Semaphore Telegraph Company received signals from Telegraph Hill in Hull. The news of inbound ships was then relayed to the appropriate broker who would prepare for their arrival.

The excitement of the shipping has long since left the Central Wharf. In 1869 the creation of Atlantic Avenue severed the warehouses into two halves. When the Central Artery tore through the district in the early 1950's traffic considerations once again violated the buildings. The harbor side of the wharf was destroyed in 1962. The only existing remnants of Central Wharf are the western end at McKinley Square where "the Jenny Building" anchors the remaining eight attached brick structures. A gap where a ninth building was demolished isolates the component structures into two clusters of four.

Proposal: Despite extensive alterations, particularly to the ground floor, Central Wharf block could survive as one of few Federal style buildings in Boston with hipped roof, flared brick lintels and squat fourth-story windows.

Specific Work Items:

- 1) Clean and re-point brick where necessary
- 2) Rehang or replace roof slates where necessary
- 3) Replace six-over-six windows and original sill treatment
- 4) Restore ground floor
- 5)* Sign and lighting program

2. 61 Broad Street

Description: Built c. 1860, this building is a fine example of the Commercial Gothic style. The facade is obscured by the fire escape.

Specific Work Items:

- 1) Rearrange fire escape from front to side facade.
- 2)* Pedestrian lighting.

3. 63-69 Broad Street

Description: These three brick Federal period buildings date from Charles Bulfinch's original scheme. Although alterations to the height, ground floor, and windows have occurred, their buildings merit consideration for their existing nineteenth century scale. Rehabilitated with respect to original design, these buildings would form a cohesive nineteenth century row.

There is obvious interest in this block since the adjacent mid-nineteenth century building at 61 Broad Street has been recently rehabilitated with a restaurant-tavern on the ground floor.

Specific Work Items:

- 1) Remove paint from brick
- 2) Replace second and third floor twentieth century windows with ones respecting original design of building.
- 3) Rearrange fire escape from street facade
- 4)* Pedestrian lighting
- 5)* Sign program

4. 64-70 Broad Street

Description: This is a group of three Federal style buildings dating from Charles Bulfinch's original development conceived for the Broad Street Associates. Numbers 66-70 still retain the small fourth-story windows, flared lintels, dentil cornice, hipped roof; #64 has an added story, and the second floor windows have been altered. Twentieth century store fronts on these buildings and a fire escape destroy the simplicity of the Federal style architecture.

A modern well-designed building replacing the parking lot could link this group to the handsome granite building at #50 Broad and reinforce stylistically a worthy block.

Specific Work Items:

- 1) Clean and repaint brick
- 2) Tone down signs
- 3) Replace fake stonework on ground floor of #70 with brick

5. 70-72 Broad Street

Description: This is a Federal style, four story, hipped roof, brick building from the Bulfinch development for the Broad Street Associates. Although the ground floor has been altered to accommodate 20th century store front needs, the building is in good condition and retains its early character. The facade is obscured by the fire escape and could be enhanced by its removal to the back. A sensitive new building or inviting open space should fill the void next to this building.

Specific Work Items:

- 1) Move fire escape from front facade to back

6. 102 Broad Street

Description: This four story brick building with hipped roof is from the original development designed by Charles Bulfinch for the Broad Street Associates. Although a twentieth century attempt at rehabilitation has altered the ground floor, the scale, mass and fenestration are of the Federal period. The adjoining building has been rehabilitated recently and is occupied by a restaurant-bar. Restored or rehabilitated, the structure could serve the area well with offices or residential units.

Specific Work Items:

- 1) Clean and repaint brick
- 2) Reframe and rebuild dormer
- 3) Reclaim bricked-up window
- 4) Replace twentieth century door
- 5)* Pedestrian lighting
- 6)* Sign program

Topographical History of Roxbury

Long before the wetlands around Boston were filled in for development, a narrow neck of land separated Boston proper and the inland towns. At the other end of the neck was Roxbury plantation, one of the six harbor villages established by the Massachusetts Bay Company. Settled in 1630, it was thought to be safer from naval attack than Boston because of its position up river. Until the second quarter of the 19th century, it remained an agricultural upland with a scattering assortment of local industries such as tanning.

Because of its woodland and hilly topography, Roxbury became a desirable location for the summer homes of the more wealthy Boston families. During the Revolutionary War the presence of the hills and its location on the neck and the water, made it focal point for Patriot defenses. The woodlands have since been cleared, waterways and streams filled or culverted, and some of the hills lowered. Yet today area is varied in grade, and streets follow the same course they did originally.

History of Highland Park/Eliot Square

Eliot Square and the Highland Park area to the south became one of the first settled parts of Roxbury. The roads from Boston to the inland towns crossed at Eliot Square where the homes of the leading Roxbury citizens were clustered.

During the Revolutionary War, this section was most important. William Dawes who was part of the ride initiated by Paul Revere to warn the patriots that the British were coming, set out from in front of the building where the Norfolk House now stands. Two forts, which were part of the original ring of defenses built for protection against the British were in Highland Park with the site of one, High Fort, still observable. The British were encamped at the base of the hill around which the Highland Park settlement had grown. Continual exchange of cannon fire between the two groups resulted in the destruction of most of the structures between Eliot Square and the British fortification. The first company of minutemen raised in America came from Roxbury and it is known that George Washington spent some time in the Dillaway House which was then being used as the Militia Headquarters.

Highland Park continued to be sparsely populated by a few wealthy families who built their mansions on large parcels of land. In the early 1800's, these parcels began to be divided up with smaller houses. More and more development began and some commercial, industrial and institutional structures were interspersed. During the 1870's attached brownstone and brick buildings were built-many on speculation. By 1873 nearly every street now present was in place. By 1900 the area had been almost fully developed.

Contemporary Highland Park/Eliot Square

Today the area is receiving much attention. People are realizing that there is a great architectural heritage in the area and that the area is most desirable from a topographical, locational and historical standpoint. The population of the neighborhood is increasing and there is extensive evidence of private efforts to rehabilitate the older buildings, and public improvements are proposed or underway.

At present the Campus High Urban Renewal program is in progress in the area. Primarily it is charged with the construction of a large and most advanced type of high school which will draw students, faculty and other participants from a wide area. The program will partially develop a much needed park, rehabilitate private units, and develop low income housing. The Program boundry lines include Eliot Square but funds of preservation activity are not currently available from this source.

The BRA is proposing that part of Highland Park be designated an Urban Renewal area. This would provide assistance for the rehabilitation of 80 dwelling units along Highland Street from Eliot Square to Kittredge Park, the redevelopment of the existing Kittredge Park and the establishment and development of another park. Again, the structures around Eliot Square will not be directly affected by this program.

Reasons for Preservation Activity on Eliot Square

Although there is extensive work being done in the area surrounding Eliot Square, nothing significant is being planned for the immediate area. Once the traffic which still disrupts Eliot Square is transferred to the New Dudley Street, this historic area could again reflect the character of its past. The buildings which surround Eliot Square reflect the total span of architectural styles of the area from the Dillaway House of 1750 to the Eliot Hotel of 1875. To restore the buildings of the Square would help stabilize the area and serve as a prototype for the retention of the streetscape and urban fabric of an older neighborhood.

2. Spooner-Lambert House 1775 - 64 Bartlett Street at Blanchard Street

Description: This wood framed mansion was built by Major John Jones Spooner. It is in the Federal style, raised from the street grade, and set back. Located on the Spooner estate are two wood and brick buildings also in the Federal style.

Proposal: This house is privately owned and in need of exterior restoration and landscaping. Structurally it appears to be sound.

Specific Work Items:

- 1) Replace siding with 4" clapboard
- 2) Repair roof
- 3) Replace sills and windows
- 4) Restore exterior detailing
- 5) Landscape

3. Cox Building c. 1870 - 1, 3, 5, 7, 9, 11 Dudley Street and 65, 67, 69, 73 Bartlett Street

Description: Designed as a unit these buildings add a great deal of character and style to Eliot Square. The building at 1 Dudley Street is the main section and has a curved facade. The style is Victorian in the French manner with a mansard roof. The exterior material is of brownstone with a different stone material used for lintels and to create the effect of quoins dividing the facade into two window bays. The adjacent buildings are also of brownstone with simple pediments over the entrance doors and windows. Whereas the adjacent buildings were private houses, the main, curved building, was designed for mixed commercial and residential uses.

Proposal: The main building is vacant and needs extensive interior work as there has been a fire which destroyed much of the structure. The exterior, though, is still structurally sound. The City owns this building and two of the adjacent dwellings.

Specific Work Items:

- 1) Complete exterior renovation
- 2) Repair roof
- 3) Rebuild windows, sills, etc.
- 4) Interior rehabilitation and conversion into profitable residential and commercial spaces

4. Eliot Hotel 1875 - 68-70 Bartlett Street

Description: These two attached brick buildings contained the first apartment dwellings in the area. They are across the street from the Spooner-Lambert House and directly behind the Cox Building. With the exception of a few one and two story commercial structures, they represent the most recent architectural style on the Square. They are similar in design and detailing to the houses in the Back Bay and the South End but were set back from the property line and raised up from ground level. This is in direct contrast to the brownstone structures across the street.

Proposal: At present the buildings are gutted and in great need of interior and exterior repair. If rehabilitated, they would provide many needed apartment units. The retention of these buildings, which are just off the Square, is essential for they complete the range of architecture styles employed in the area until the end of the 19th century and are important to the integrity of the streetscape.

Specific Work Items:

- 1) Rebuild roof
- 2) Install windows, sills and doors
- 3) Build new steps
- 4) Interior restoration and division into appropriate apartment units

John Eliot Square

Description: This photo shows part of the Southern section of the Square. The building to the right with corner turret is scheduled for rehabilitation. The low, vacant buildings to the left will be torn down as the new housing development along Highland Street will extend to Eliot Square. These buildings are the only ones to be included in the Kittredge Square Urban Renewal Program.

Norfolk House - 20 John Eliot Square - 1870

In front of the building which was on this site, William Dawes set out to warn the Patriots that the British were coming as part of the ride of Paul Revere. Since 1914 it has been used as a community center. The new housing development will be to the right of this building.

ALLEN HOUSE 1859, Worchester Square and Washington Street

Topographical History of the South End

The "new" South End is an area which in the 17th and 18th centuries was mostly mudflats and salt marshes. Through these tidal lands stretched a narrow neck of land--less than 100 feet wide at its narrowest part--connecting Boston with Roxbury and the mainland. Because of the swamp-like land conditions abutting the neck, there was little habitation in this area until the 19th century when sporadic settlement occurred along Orange Street (now Washington Street), the only land route from the peninsula. By the 1830's, however, filling operations had opened up new development opportunities. By the 1840's most of central Boston was built up, and in the 1850's the South End was the principal scene of real estate activity.

An important aspect of the South End's planned development was the inclusion of the small residential square, modelled after Charles Bulfinch's Tontine Crescent. Perhaps the most uniform and cohesive of these was Worchester Square, which had Boston City Hospital (1861-64) at the head of the major axis and the Allen House at the entrance to the Square.

History of the Building

Description: Built in 1859 by Aaron Allen, a furniture dealer on Dock Square, the house was one of the few freestanding mansions in the "new" South End. In recognition of its position at the entrance of a fine park, great attention was given to both street facades which are identical except for the entrance porch on Washington Street. As with most Victorian structures, the brownstone surfaces are ornamented. However, one distinction of the Allen House is the use of ornamental detail of every motif (many from furniture) in every conceivable place. This decorative effect and a third-story platform cupola broke the otherwise cube-like appearance of the structure. The gable-ended roof has become the trademark of the house.

The history of the Allen House is a microcosm of the history of the South End. Allen, like many owners, built the house at a time of new personal status, being wealthier than most though not the wealthiest member of his community. When the Back Bay became the fashionable area in which to live, those in the South End who could afford the move, left. Allen leased his home to a men's group, the Central Club, and moved to the Back Bay as well. However, as many people continued to abandon the South End, their clubs and churches followed. Reflecting the instability of the area, the Allen House continued to function as a clubhouse with a variety of owners and users.

Contemporary Use of the Building

Currently used as a storage warehouse for building materials, the Allen House has been allowed to deteriorate badly. Although still structurally sound, the building requires major work to restore the exterior and make the interior useable.

While private rehabilitation has proceeded elsewhere in the South End, including the adjacent Worcester Square, the size and layout of the Allen House and the cost of repairing its brownstone facade have been deterrents to private interest in the building.

The South End Historical Society is interested in acquiring the building and rehabilitating it for its own purposes and for commercial and community uses. However, outside private or public support would be needed to carry out the Society's proposals.

Proposal:- The Allen House deserves to be preserved as its style, size, and ornamentation are unique to the South End and most of Boston. It is also essential to the architectural unity of Worcester Square.

If funding could be obtained to assist the South End Historical Society to rehabilitate this building, it could serve a wide range of community interests and programs. Properly restored, the Allen House would once again enhance the neighborhood, South End, and the City of Boston.

Specific Work Items:

- 1) Repair and reshingle roof
- 2) Restore brownstone and detailing
- 3) Replace windows and doors
- 4) Replace railings and fencing
- 5) Supply new gutters and leaders
- 6) Remove exterior stacks which had been added to the facade
- 7) Landscape
- 8) Rehabilitate interior to accommodate intended use

Topographical History of the Area

At the end of the eighteenth century, the north slope of Beacon Hill had lost its isolated character. Although still the pastureland of the Trimountain, the slope showed limited development of three distinct types. Near the river was an entertainment district. In contrast, the area around Bowdoin Square with its fashionable Bulfinch homes was occupied by prominent Boston figures such as Harrison Grey Otis. The land between Joy and Phillips Streets became the center for the city's Black population.

History of the Building

It is not surprising, therefore, that within this last region is the oldest building in New England associated with Black Americans. At #8 Smith Court is the Old African Meetinghouse. Built in 1806, the simple, Federal style brick building was constructed by Black craftsmen and laborers as the First African Baptist Church.¹

Until the time this building was constructed, the Blacks of Baptist faith had worshipped with White congregations; the establishment of a separate facility marked the beginning of a movement to a more self-sufficient Black community. The church soon became a multi-purpose meeting house. In the basement, the school for Black children provided the education which city ordinances did not recognize. Later in the nineteenth century the church served the first stirrings of the abolition movement. In January, 1832, William Lloyd Garrison with a small group of followers met in the assembly hall to organize the New England Anti-Slavery Society. This role for the meetinghouse continued past the Civil War.

1. Since the celebrated Boston architect Asher Benjamin designed the other Baptist churches of that day, it has been theorized that Benjamin also designed the African Meetinghouse.

Contemporary Use of the Building

In recognition of its architectural, educational, religious, and social significance to the Black community and the public at large, the Old African Meetinghouse is listed on the National Register of Historic Places.

Its present owners, the Museum of Afro-American History, Inc., hope to create once again a meetinghouse atmosphere dedicated to Black studies. Unfortunately, before any programming plans can advance, the building must be restored. Critical structural problems have required that the building be closed until repairs are carried out. An investigation is now underway to determine the exact nature of the problems.

Proposal: The Old African Meetinghouse has all the features which lead to a successful preservation project--a significant history, a pleasant setting, a handsome building, and a positive reuse. Once technical problems can be solved, its future is most promising.

Specific Work Items:

- 1) Reconstruct structural members supporting the roof
- 2) Resurface roof and replace flashing and gutters
- 3) Repoint brick

Blake House (1648) Richardson Park, Dorchester

Description: This house, the oldest standing wooden house in Boston, was originally situated on Massachusetts Avenue and Cottage Street in Dorchester.

It was Jane Blake, an emigrant from England, active in municipal church affairs, who built the clapboard house in the simple colonial style for the Ministry. Although alterations and additions were made throughout the years, the metal frame casement windows with diamond panes are a noteworthy example of colonial workmanship. In 1895, the house was moved to its present location to make way for a city greenhouse.

Proposal: The Blake House as well as its surrounding grounds, Richardson Park, are in need of general rehabilitation. The House is owned by the Dorchester Historical Society and will be open to the public from 2 to 4 p.m. on the second Saturday of each month, or at other times by appointment. See Parks Booklet for proposed improvements to Richardson Park.

Specific Work Items:

- 1) landscape rehabilitation to Richardson Park
- 2) exterior repair including: roofs, clapboard, and window repair

The Boston Center for the Arts, 1865-1916, Tremont and Clarendon Streets, South End.

Description: This South End site is occupied by seven buildings. The structures vary in architectural style and original use. They have been adapted through the years to serve the demands of the changing community. These buildings are currently owned by the Boston Redevelopment Authority which rents them with an option to buy to the Boston Center for the Arts. The National Theater, though, is privately owned and is operated as a movie theatre. The center provides a variety of cultural activities for the public.

As there are seven buildings in this art complex, each building will be discussed separately.

1.) Saint Cloud Hotel 1869-1870, on the corner of Union, Park, and Tremont Streets

The most important structure is the Saint Cloud Hotel. This building, an early example of apartments strung on the order of the French Academic Style, was designed by Nathaniel J. Bradlee. It is one of the very first examples of this type of structure remaining in the city.

2.) Mystic Bridge Building 1860's, on southwest corner of Clarendon and Tremont Streets

The Mystic Bridge Building, adjacent to the Saint Cloud Hotel, was originally built for commercial purposes. Since the South End was the center for organ and piano manufacturers during the 1870's and 1880's, this four-story brick building served the area as a factory for the New England Organ Company.

3.) The Tremont Street Building 1865, 549, 551, and 553 Tremont Street

Built by the Smith Organ Company as a factory and warehouse, this four-story brick building was later enlarged in 1906 to accommodate the George Frost Company, a garter factory.

4.) The Pennock Building 1916, 2 Clarendon Street

This three-story masonry structure was erected as a garage. Some interior alterations were done in 1940 by the S. S. Pennock Company, wholesale florists who then occupied the building.

5.) The Cyclorama Building 1884, 543, 545, 547 Tremont Street

This building was designed in the Romanesque Style by the firm of Cummings and Sears to house the Gettysburg Cyclorama, a painting in the round of the Gettysburg Battle. The original facade suggested a feudal structure with keep and guard tower but was altered in 1922 to house the Boston Flower Exchange.

6.) The National Theater 1910-1911, 533 Tremont Street

Clarence H. Blackall designed this theater as a vaudeville playhouse. In 1911 it was proclaimed as the largest vaudeville theater in the world with the sitting capacity of 3500 people.

7.) Children's Art Center 1865, 3 Warren Avenue

This standard brick South End town house is the only residence in the BCA complex. Since the builder's plans for the area were never completed, it is the only one of the original projected residential row to be completed.

Christ Church "Old North Church", (1723) 193 Salem St.

Description: The oldest extant church in Boston, the Christ Church was built by Willard Price for Anglian workshop from designs based on Sir Christopher Wren's London churches.

A National Historic Landmark, it was immortalized by Longfellow's reference to the signal lanterns hung in its tower on the night of April 18, 1775. The Church's first steeple, blown down in 1804, was replaced by a similar one designed by Charles Bulfinch.

In 1954 the Bulfinch steeple was damaged in a hurricane and replaced by an exact replica of the original. The church is commonly known as "The Old North Church".

Proposal: The Old North Church, is and will continue to be open everyday from 9:00 to 4:30 without admission charge. Qualified staff is readily available for historic talks to anyone who enters the church; special presentations all made to are school children. The Vicar hopes to extend the visiting hours so that the church can be a focal point for Boston's Bicentennial celebrations.

Specific Work Items:

- 1) repair access to church including replacement of brick walkways around church and repair broken steps
- 2) repaint interior
- 3) expand staff and custodial care for extended hours of operation.

5. Highland Park (Stand pipe) 1869

Description: This handsome tower was designed to equip Roxbury for Boston's Cochituate Water System. It stands in the center of a platform which outlines the original quadrangular earthwork designed by local Minutemen, General Henry Knox and Josiah Waters, for fortification during the Revolutionary War. The site was known as the Roxbury High Fort. In 1895 landscape architect Fredrick L. Olmsted began a restoration of the fort and fashioned the surrounding ground into a park. Olmsted's office updated the original plans in 1912 when a city appropriation allowed for improvement to the surrounding grounds.

Proposal: This site is in a state of deterioration: Restoration will include repair of the standpipe, as well as the fort outline and the surrounding park, with the hope that the standpipe may be opened to the public.

Specific Work Items:

1. Repair lines of fort.
2. Rehabilitate park for public use; trees and shrubs, paving, benches according to original plans existing in the Olmsted ordinance.
3. Replace historical commemorative markers.
4. Repair exterior of standpipe, including:
 - a) brick
 - b) windows
 - c) balcony
 - d) iron decoration
5. re-open for observation

Shirley - Eustis House (1747) 33 Shirley St., Roxbury

Description: The Shirley - Eustis House is one of the major surviving monuments of colonial Georgian architecture in America and was built by William Shirley, the royal Governor of the Province of Massachusetts Bay, as a summer residence on a large tract of land facing the harbor in Roxbury. Designed in the manner of grand eighteenth century English country houses, the house continued to be used as an elegant mansion through the early nineteenth century by its next owner, Dr. William Eustis, Governor of the Commonwealth from 1823-1825. The Eustis family sold the estate in 1867, and the condition of the house began to deteriorate. The house was divided into apartments and moved to its present location to make way for Shirley Street.

Proposal: The Shirley - Eustis House is currently owned by the Massachusetts Historical Commission. Custodial care of the House has been given to the Shirley - Eustis House Association. Although \$180,000 has been spent for exterior and some interior repair, the building has been declared unsafe by the Department of Public Safety. More funds are needed for structural repair and restoration of the mansion before it can be opened to the public.

Specific Work Items:

- 1) replacement of broken windows
- 2) new roof
- 3) interior structural repairs
- 4) improve electrical system
- 5) improve heating system
- 6) add fire alarm system
- 7) landscaping

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